

77 01960

NOVATO GENERAL PLAN

POLICIES

- LAND USE
- HOUSING
- CONSERVATION
- OPEN SPACE
- CIRCULATION
- SCENIC HIGHWAYS
- SAFETY
- NOISE
- RECREATION

city planning Novato

approved by:
planning commission
nov. 6, 1972 res. no. 780
adopted by:
city council
june 12, 1973 res. no. 42-73

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novato planning department

CITY COUNCIL OF THE CITY OF NOVATO

RESOLUTION NO. 42-73

RESOLUTION OF THE NOVATO CITY COUNCIL
ADOPTING THE 1973 NOVATO GENERAL PLAN

WHEREAS, the Novato Planning Commission has recommended that the City Council adopt the 1973 Novato General Plan (formerly called the 1972 Novato General Plan) which sets forth long-range planning and development policies for the Novato Planning area; and

WHEREAS, the Novato Planning Commission and City Council have held public hearings as required by State Law; and

WHEREAS, the City Council has considered several changes to the 1972 Novato General Plan as recommended by the Planning Commission, and has referred those changes to the Commission for a report as required by State Law; and

WHEREAS, the City Council has received the Planning Commission's report;

NOW, THEREFORE, BE IT RESOLVED, that the Novato City Council hereby adopts the 1973 Novato General Plan, consisting of the land use map and written goals and policies (including supplementary maps and tables) attached hereto; and

BE IT FURTHER RESOLVED, that the following documents, which are presently adopted as part of the Novato Area General Plan are also adopted as part of the 1973 Novato General Plan, to the extent they are not inconsistent with it:

1. Downtown Novato Plan and Program
2. General Plan Revision: Scottsdale/Crossroads Area
3. Novato Housing Element
4. General Plan Amendments - Horse Trails and Bike Trails
5. Development Policy Statement: South side Novato Boulevard, St. Paul Circle to Diablo Avenue; and

BE IT FURTHER RESOLVED, that the City of Novato hereby refers the 1973 Novato General Plan to the Marin County Planning Commission and Board of Supervisors and recommends its approval and adoption by those agencies as being consistent with the Marin Countywide Plan and to serve as a more detailed statement of development policy for the unincorporated portions of the Novato Area.

* * * * *

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly adopted by the City Council of the City of Novato, Marin County, California, at a regular meeting thereof, held on the 12th day of June, 1973, by the following vote, to wit:

AYES: Councilmen Young, Jones, Sartain, Quesada, Ruegg

NOES: Councilmen None

ABSENT: Councilmen None

/s/ PEGGY LEHIGH
Peggy Lehigh, City Clerk

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GENERAL PLAN POLICIES

Land Use Element:

GOAL:

The City shall put the land to its best use for the long-term benefit of the existing and future residents, including better economic balance by creating a greater number of jobs in the community.

POLICIES:

1. The most efficient utilization of existing public facilities (roads, transit, schools, utilities, etc.), as well as existing private facilities (shopping centers, medical facilities, etc.) will be a major consideration in the type, location, timing, and design of new development.
 2. Minimizing auto traffic and providing for public transportation shall be a consideration in land use planning decisions.
 3. The Land Use Element Map shows density ranges for residential areas; these ranges are based on general analysis and are subject to refinement by zoning. Density of residential development proposals shall be established using the following general guidelines:
 - a. The maximum density shown on the Land Use Element Map may not be exceeded; based on more detailed study, densities below the minimum may be imposed by the City or requested by an applicant.
 - b. Densities up to the midpoint of the range may be approved for projects which minimize environmental impact, are compatible with surrounding development, and are well designed.
 - c. Densities above the midpoint of the range may be approved for projects which enhance environmental quality; make efficient use of existing public improvements and facilities by filling in partially developed areas; include outstanding design features; include low- or moderate-income housing; include energy conservation features; or otherwise help carry out specific goals or policies of the General Plan.
- Parts b and c of this policy shall not apply to land zoned R-1. R-1 zoning may be applied to existing subdivisions, or to land designated Medium-Density Residential, 1 to 5 units per acre, on the Land Use Element Map.
4. Any density specified in City-prepared and City-adopted specific plans or development policy statements (including the Downtown Plan) shall take precedence over densities shown on the Land Use Element Map.



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5. High-Density Residential areas are intended to make the best use of lands which are suitable for such development due to location, topography, public services and facilities, shopping areas, etc. It is contrary to the goals and policies of the Land Use Element to use these lands for Low- or Medium-Density Residential unless the General Plan is amended to allow such uses.
6. The residential land-use categories "Equestrian" and "Water-related" on the Land Use Element Map indicate not only a density range but a specialized type of residential use which shall be recognized in future development proposals.
7. Schools, neighborhood shopping centers, and other population-related facilities shall be added to the Plan as land use is adopted.
8. The City concurs with the Marin College District that enrollment at the Indian Valley Colleges should be limited to 5000 students.
9. The following areas shall not be put to urban uses until an environmental and economic impact statement is prepared to answer at least the questions listed below:

A. Above 200-foot elevation and areas designated "Agriculture/Geologic Uncertainty"

Can adequate water service be supplied without cost to other water users or the general public and without impairing the water supply, quality and pressure for existing users?

Are these areas subject to fire hazard to a degree that would make fire protection unusually costly? Would this extra cost be borne by the general public?

Is the topography, soils, and underlying geology such that development would involve unusual risks of landslide, severe erosion, earthquake damage, or other engineering failures.

Is this area of such character that development under conventional practices and existing development ordinances would result in permanent scarring of the landscape?

How would development affect scenic resources of the Novato area such as forested slopes, scenic ridgelines, etc.?

Can an acceptable level of emergency services be provided?

B. Flood Plains, Bay Mud, Marshes

What will the cost of various levels of flood damage be?
Who will ultimately pay these costs?

Is the flood-risk acceptable?

Will the flood-risk on other properties be increased?

Is the environmental impact acceptable?

Can the proposed development be efficiently served by urban services and public facilities?

Is the seismic risk acceptable?

Will the development result in significant costs to the general public, particularly due to very long-range (30-50 years) effects, such as damaged public facilities due to settling?

C. Lands North of Gness Field

Will the character of the planning area be significantly altered?

Is the environmental impact acceptable?

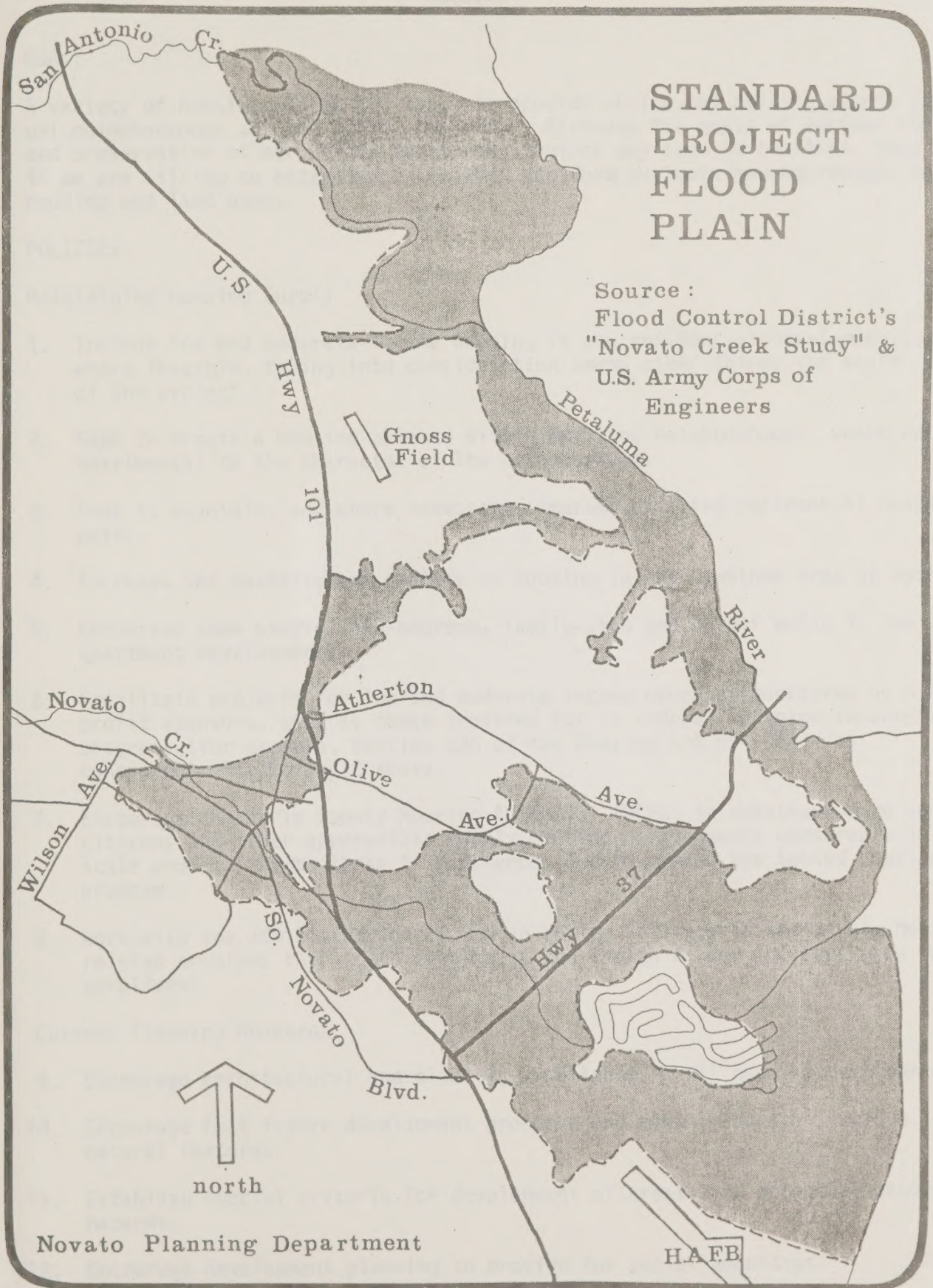
Can the proposed development be efficiently served by urban services and public facilities?

10. Large portions of Hamilton Air Force Base are excess to Federal needs and will be made available in 1976 for new public and private uses. Novato's citizens and official bodies have expressed strong opposition to future aviation use, based on possible economic liabilities, uncertainty of local control, and potential environmental impact. In recognition of that opposition, the City's policy is to achieve nonaviation uses. Reuse options are now under study and the City will develop policies and programs to maximize the public benefit from this area.
11. Novato's growth policy is to achieve a steady, rather than a fluctuating rate of construction of new dwelling units each year. This rate, however, shall not exceed 500 dwelling units, or about 1600 potential population per year in the entire planning area. The 500-unit limitation is to be implemented by a mutual agreement ratified between the City and the County. If mutually agreeable means of implementation are not found, the City of Novato will carry out an independent program of growth control.
12. Outside of Downtown Novato structures should not exceed 3 stories in height, and no exterior wall should exceed 35 feet in height. Within the Downtown area the height policies of the Downtown Plan shall apply.
13. The City shall pursue coordinated planning of the areas on either side of the County line, particularly with regard to land use, conservation and water resources.
14. Commercial and industrial uses shall be located to minimize truck traffic on City streets.
15. Convenience shopping should be located in neighborhoods; other stores and services should be encouraged to be located Downtown, or where demonstrable need can be proven.

- STANDARD
PROJECT
16. Highway (freeway) oriented commercial facilities should be encouraged in existing commercial areas in accordance with the Land Use Element Map.
 17. Appropriate buffers shall be provided between residential neighborhoods and commercial or industrial development.
 18. It shall be public policy that owners of property shall be permitted to develop their land within the Novato General Plan unless the citizens of Novato purchase the property for public use or acquire same for public use through density transfer.
 19. For purposes of long-range policy on land use, utilities and governmental organization (including County referrals and Local Agency Formation Commission actions), Novato's sphere of influence includes the Novato Creek watershed, the San Antonio Creek watershed east of Pt. Reyes-Petaluma Road, the Petaluma River watershed within Marin County, and the lands south of Hamilton Air Force Base and east of U.S. Highway 101 to the boundary of the Novato Unified School District.
 20. Mixed land use categories are established on the Land Use Element Map; mixed land use categories are not intended to promote an intensive urban character to the community; but to add character and variety in a suburban context to development of areas within the City that have been previously considered to be solely Commercial, or solely Office, or solely High-Density Residential.

Mixing of uses within a single building may be appropriate at certain locations in the downtown area. Such mixing would only be allowed under criteria included in the Downtown Plan. Mixing of uses on a larger scale under a single development plan may be appropriate in the downtown area or a few locations outside of downtown. Such cases would only be appropriate if the location, size, shape and physical characteristics of a parcel, as well as the nature of the surrounding neighborhood are such as to insure a successful development from an economic, environmental and social standpoint, and to avoid negative impacts on surrounding areas. Such mixed use areas would be designated on the Land Use Element Map and would be subject to the regulations of a specific plan prepared and adopted by the City or to a planned district master plan adopted in accordance with the Zoning Ordinance. Public input from any affected residents shall be actively sought in the preparation of such specific plan or master plan.

Figure I



HOUSING

GOAL:

A variety of housing prices and types to provide choice and balance within individual neighborhoods and the broad community. Although the goals of maximum choice and preservation of our unique Novato environment may seem in conflict, they are not if we are willing to establish priorities and then evaluate new approaches to housing and land uses.

POLICIES:

Maintaining Housing Supply

1. Include low and moderate-income housing in new residential developments, where feasible, taking into consideration among other things the scale of the project.
2. Seek to create a housing balance within existing neighborhoods, where not detrimental to the character of the neighborhood.
3. Seek to maintain, and where necessary, improve existing residential housing units.
4. Increase the quantity and quality of housing in the Downtown Area of Novato.
5. Encourage some studio, one-bedroom, family-size and larger units in new apartment developments.
6. Facilitate projects for low and moderate income housing undertaken by non-profit sponsors, such as those provided for in Federal Mortgage Insurance programs (for example, Section 236 of the Housing Act of 1968), as consistent with Policy 2 above.
7. Encourage the Marin County Housing Authority (MCHA) to construct more senior citizens and other appropriate family housing developments comparable in scale and quality to those in existence, and to expand the leased housing program.
8. Work with the administration of Indian Valley Colleges to anticipate housing-related problems that could develop as the Indian Valley Colleges grow in enrollment.

Current Planning Measures

9. Encourage architectural and planning excellence in all housing development.
10. Encourage that future development preserve and enhance Novato's unique natural features.
11. Establish special criteria for development of areas with potential natural hazards.
12. Encourage development planning to provide for social amenities.

13. Support a program of community forums, education, public relations and public awareness on housing and housing problems.
14. The City Council should endorse and seek support for State and Federal legislation to implement Novato housing policy.

Advanced Planning Measures

15. Prepare a Novato Housing Plan and Program, relating it to all other elements of the General Plan.

(A separate booklet, The Novato Housing Element, contains more details about housing plans.)

CONSERVATION

GOAL:

To recognize the environmental resources (water, air, land, and life) in the Novato area as basic factors in development policy.

POLICIES:

1. The City shall secure Environmental Impact Statements on projects which may have a significant impact on the environment.
2. Recognizing the City's responsibility for 3/4 of the area's population, Novato will take the lead in coordination with the County, special districts, and other jurisdictions for resource planning in the Novato area.
3. The City urges the Flood Control and Water Conservation District to carry out further detailed planning of flood control strategy. This planning should be expanded to include all watersheds in the Novato Planning Area.
4. The City will use the Corps of Engineers, Flood Control and Water Conservation District, City staff and private engineers working for developers to evaluate the flood control implications of development proposals.
5. In cooperation with the County Department of Public Health and the Novato Sanitary District, the City will study the ground water system to determine its suitability for continued use for individual domestic water supplies in the Novato area.
6. The City shall cooperate with the Bay Area Air Pollution Control District to explore the application of an air quality model to the Novato air basin; or other method to predict future air pollution (carbon monoxide, nitrous oxides, hydrocarbons, photo-chemical smog, and particulate) for different land use and transportation strategies.
7. The City shall work with the State Division of Mines and Geology to refine the present general geologic map of the area, and identify the geologic areas that are a hazard to life and property - such as slope instability, landslides, subsidence, and seismic response; the mapping will also include an inventory of mineral resources (especially sand, gravel and potential crushed rock).
8. The City will work with the U. S. Soil Conservation Service to develop a land management program; the aim of this program will be to minimize erosion of soil.
9. All developments involving marshes or other significant wildlife habitat shall be referred to the State Department of Fish and Game, U. S. Fish and Wildlife Service, or other appropriate agency for comments on their effect on animal and plant life.
10. The City shall not permit excessive grading, particularly canyon fills, sidehill cuts, and "daylighting" (grading off the top) of ridges and knolls, for development purposes.

11. The City shall not permit construction on scenic ridges and knolls unless appropriate findings can be made that to do so will promote, and not be detrimental to, the goals and policies of the City.
12. The City may apply provisions such as lower density, larger setbacks, or special design standards, for any development adjoining unique land forms, creeks, marshes, the Petaluma River or San Pablo Bay.
13. The City urges all applicable governing bodies having jurisdiction over the Stafford Lake watershed to strictly control the use and application of all pesticides, herbicides, and fertilizers in order to control the water quality of Stafford Lake. The City further urges the North Marin County Water District to explore a program for the purchase of the Stafford Lake watershed.

OPEN SPACE

GOALS:

To achieve an open space system which:

Recognizes the recreational and health and welfare needs of the residents.

Integrates with other open space systems--State, regional, County, etc.

Relates to the natural and man-made processes in the area.

Provides for multiple uses, where appropriate.

Provides for conservation and management of productive land.

POLICIES:

1. Novato's Open Space Plan is shown on the comprehensive open space map. Any privately owned property is shown therein only to identify areas of open space value. It is not intended to restrict private uses thereon beyond those otherwise imposed by law.
2. The City approves the County's Preliminary Open Space Plan and Acquisition Program, and where possible, the City shall implement that Plan and Program.
3. The City shall refer to the Board of Supervisors and the County Parks and Recreation Commission for recommendation, development proposals which could conflict with the County-wide Open Space Program.
4. The City shall give high priority to City acquisition of open space, since urban development as proposed by the County-wide Plan will cause intense development pressures on the remaining open space.
5. The City shall, in scheduling the acquisition of land for open space, consider both the rate of land-price increases and the imminence of private development in different parts of the Planning Area.
6. The City shall encourage the North Marin County Water District to devise policies and programs for management of the Stafford Lake watershed, including compatible recreation, minimizing erosion, etc., in order to make the best multiple use of an important open space resource.
7. Appropriate Federal and State agencies shall be asked by the City to investigate measures for protection of the major wildlife habitats of the Planning Area, particularly the creeks, marshes, the Petaluma River and San Pablo Bay.
8. The City shall assist neighborhood residents in creating "neighborhood identity buffers" and "connecting greenways".
9. Scenic Hillsides and Ridges are to be preserved by low density development designed and located to maintain the natural topography and appearance, or by transfer of density combined with Scenic Easement. If neither of these methods proves feasible, the City may acquire fee title or development rights.

1973 NOVATO GENERAL PLAN OPEN SPACE ELEMENT COMPREHENSIVE OPEN SPACE MAP

LEGEND :

-  **PRIMARY OPEN SPACE SYSTEM** - INCLUDES AREAS OF BOTH COUNTY-WIDE AND LOCAL SIGNIFICANCE TO BE PRESERVED PRIMARILY BY PUBLIC ACQUISITION. SOME LIMITED AREAS TO REMAIN IN PRIVATE OWNERSHIP ARE INCLUDED. SEE OPEN SPACE POLICIES.
-  **SCENIC HILLSIDES & RIDGES** - AREAS OF LOCAL SIGNIFICANCE. SEE OPEN SPACE POLICY NO. 9.
-  **AGRICULTURE** - AREAS WITHIN CITY & COUNTY AGRICULTURAL PRESERVES.

APPROVED BY NOVATO PLANNING COMMISSION - SEPT. 17, 1974.
ADOPTED BY NOVATO CITY COUNCIL OCT. 15, 1974.

STAFFORD
LAKE

SAN
PABLO
BAY

- NOTES:**
1. Archeological Sites are not shown on this map, but are to be preserved for scientific and educational purposes.
 2. Horse and bike trails are depicted on separate, previously-adopted maps, and are incorporated by reference in the Open Space Element.
 3. The following adopted documents may contain more detailed open space delineations or policies. Where they are not in conflict with this Map, they will apply:
 - a. Downtown Novato Plan & Program
 - b. Scottsdale/Crossroads General Plan Revision Study
 - c. Development Policy Statement: South side of Novato Blvd. between Diablo Avenue and St. Paul Circle
 - d. Development Policy Statement: Mt. Burdell and surrounding properties

BASE MAP

NOVATO PLANNING DEPARTMENT



NORTH
SCALE 1"=2400'
JAN 1973

RIDGE

HAMILTON
A.F.B.

ROCK

BIG

NOVATO
WARNER
CREEK

CREEK

PETALUMA
RIVER

MOUNT
BURDELL

CIRCULATION

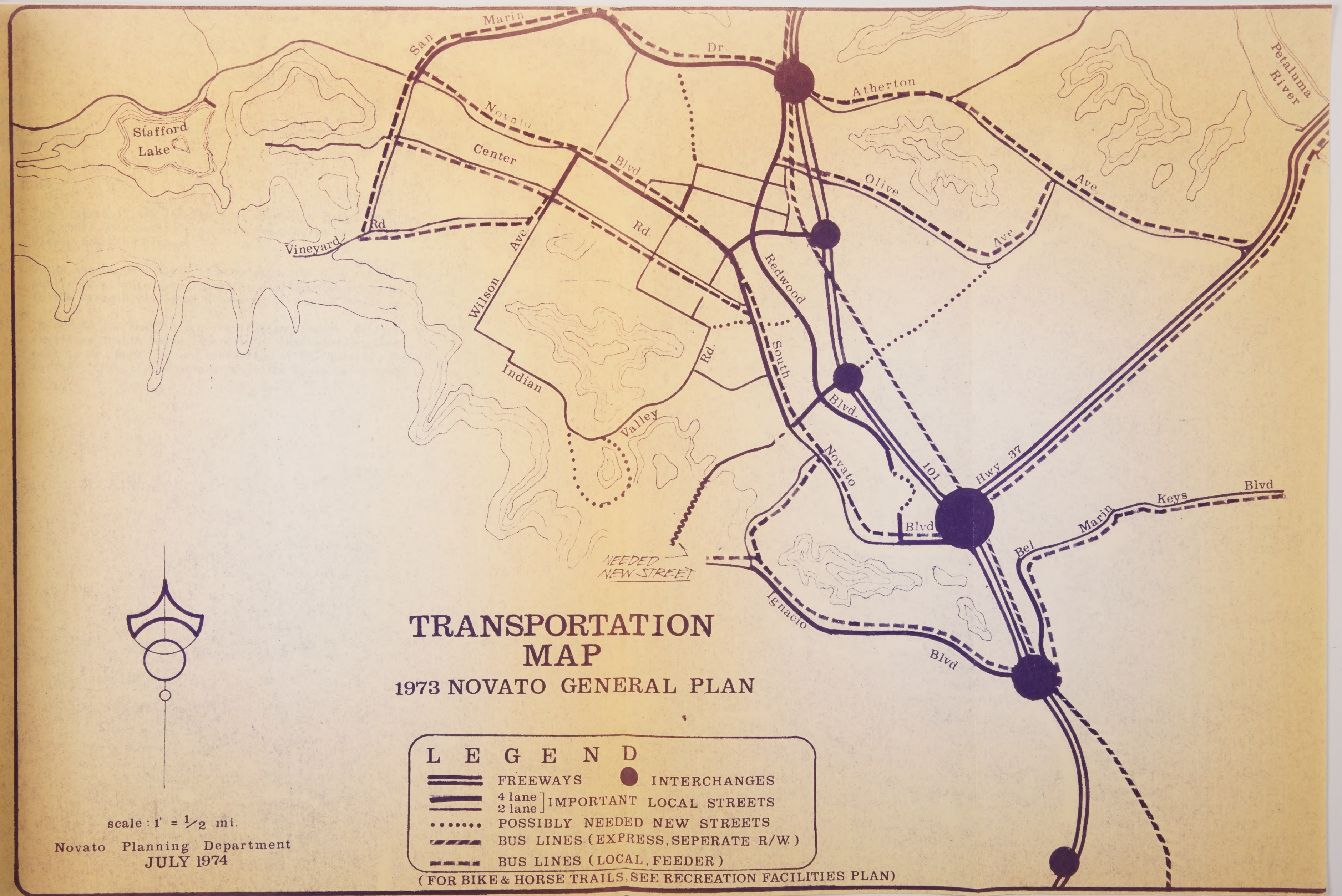
GOAL:

The City shall offer alternatives to the private automobile, and integrate these alternatives with automobile roadways, the park/creek network and other public rights of way.

The City shall achieve a close working relationship with all the agencies that control these networks, so the planning and development activities of all the agencies can be coordinated.

POLICIES:

1. The "Transportation Map" represents the City's planned transportation system, which integrates the local auto roadways with the alternatives to the private automobile (bike, horse, and pedestrian paths and public transit).
2. The County's Balanced Transportation Study computer model should be used to evaluate changes to the "Circulation Map" that may be required by proposed development.
3. The City shall encourage expanded bus service within the Novato area.
4. The City's local street standards shall be flexible, so it is possible to adapt streets to specific site characteristics.
5. The City shall seek financial and legislative aid to speed up the rate of undergrounding utilities.
6. The City shall review the long-range plans of the network controlling agencies, and encourage these agencies to use the 1973 General Plan in their long-range planning.



TRANSPORTATION MAP

1973 NOVATO GENERAL PLAN

L E G E N D

- FREEWAYS
- 4 lane
- 2 lane
- POSSIBLY NEEDED NEW STREETS
- BUS LINES (EXPRESS, SEPERATE R/W.)
- BUS LINES (LOCAL, FEEDER)
- INTERCHANGES
- IMPORTANT LOCAL STREETS

(FOR BIKE & HORSE TRAILS, SEE RECREATION FACILITIES PLAN)

scale: 1" = 1/2 mi.

Novato Planning Department
JULY 1974

SCENIC HIGHWAYS

GOAL:

The City shall seek the inclusion of Highway 37 on the State's official Scenic Highway list.

POLICIES:

1. The City shall ask the State to conduct a scenic corridor study along Route 37 and shall work out a joint planning program for preserving the scenic resources viewed from the highway.
2. Until the State's study is completed, the City shall refer any public or private development proposals which would be visible from Route 37 to the State Division of Highways for scenic review and recommendation.
3. To reduce the noise and air pollution through the heart of the already developed Novato basin, the City of Novato advocates the routing of Route 37 west to Pt. Reyes on the north side of Mt. Burdell, along San Antonio Creek. Further, the City recommends that the route be designed as a parkway.

SAFETY

GOAL:

To reduce the potential for loss of life, damage to property, and unusual public expenses due to natural and man-made hazards such as fire, flood, earthquake or landslide.

POLICIES:

Geologic and Seismic Hazards

1. All development proposals, land use changes, capital improvements, and any other City decisions which could be affected by geologic or seismic hazards will be evaluated in light of the general information contained in the report Geology for Planning, Novato Area, Marin County, California, by Salem Rice, California Department of Mines and Geology, 1975. Where a proposal involves an area identified as having potential geologic or seismic problems, a report and investigation of field conditions by an Engineering Geologist shall be required of the developer or proposing agency. Responsibility for the decision to require such a report and definition of its scope shall rest with the Environmental Impact Review Committee, and shall take into consideration the uses proposed, amount of grading, level of public responsibility, and the information in Geology for Planning.
2. The City will establish a volunteer advisory board of qualified experts in geologic hazards to develop minimum engineering standards and other criteria to guide development decisions on bay mud.

Flood Hazards

3. The City will cooperate with the Federal Insurance Agency of the Department of Housing and Urban Development to implement the program of flood insurance and mudslide insurance for residents of the Novato area.
4. The City will cooperate with the Marin County Flood Control District and Water Conservation Board to develop flood control measures aimed at relieving the problems of flooding in central Novato around Novato and Warner Creeks.

Fire Hazards

5. The City will encourage the Novato Fire District, and offer our cooperation, in the preparation of long-range plans, development standards, and other means of coordinating the development process and the fire protection system.
6. For the protection of the entire community, any proposed development other than single, isolated dwellings must be planned to include connection to the public water supply in conformance with the rules and regulations of the North Marin County Water District, which provides for both domestic water supply and fire protection, meeting the requirements of the Novato Fire Protection District.

Other Considerations

7. The City will cooperate with the County Office of Emergency Services to develop specific emergency plans for fire, flood, and other natural or man-caused emergencies.
8. The City will develop overlay zones for safety purposes in areas subject to aircraft landing and take-off hazards, dam failure inundation areas, and unusually high fire hazard areas.

NOISE

GOAL:

The City shall attempt to reduce the impact of noise on the Novato Community.

POLICIES:

1. If any part of a proposed residential development is within 1,000 feet of a freeway (or a local arterial used by diesel trucks or buses), or is within 3,000 feet of a railway, it will be evaluated using the Federal Housing and Urban Development (HUD) Noise Assessment Guideline Procedures, and the parcel divided into noise zones:

Noise Zone 1: (clearly acceptable for residential)

Noise Zone 2: (normally acceptable for residential)

Noise is some concern but common building constructions will make the indoor environment acceptable, even for sleeping quarters, and the outdoor environment will be reasonably pleasant for recreation and play.

Noise Zone 3: (normally unacceptable for residential)

Unusual and costly building constructions are necessary to ensure some tranquility indoors, and barriers must be erected between the site and prominent noise sources to make the outdoor environment tolerable.

Noise Zone 4: (clearly unacceptable for residential)

The noise exposure at the site is so severe that the construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would still be intolerable.

A landowner or developer may ask the City for a preliminary noise zone evaluation of his property for noise zones before submitting plans for the property. Similarly, an owner or occupant of an existing residential unit may ask the City to provide a noise evaluation of his unit.

2. The City shall base land use decisions around airports on the Noise Exposure Forecast (NEF) contours derived from the maximum probable level of activity. or, in the case of Hamilton Air Force Base, on the Regional Airport Systems Study of 1971-72. These are shown for Hamilton Air Force Base on the NEF map. The four HUD residential development noise zones have the same meaning as in the previous policy. Commercial, industrial, and open space suitability are defined by the Federal Aviation Administration (FAA) standards as listed in Table B.
3. The City adopts the League of California Cities "neighborhood ambient sound level" standards (see Table C). The neighborhoods of the Planning Area will be assigned outdoor neighborhood ambient sound levels and ordinances and/or other implementing measures will be devised to maintain those sound levels.

TABLE C

<u>Neighborhood Type</u>	<u>Time of Day*</u>	<u>Neighborhood Sound Environment Goal</u>		
		<u>Rural-Suburban (very quiet)</u>	<u>Suburban (quiet)</u>	<u>Suburban-Urban (slightly noisy)</u>
Single-family (R1 & R2)	D	50db (A)	55	60
	E	45db (A)	50	55
	N	45db (A)	45	50
Multiple residential	D & E	50db (A)	55	60
	N	45db (A)	50	55
Commercial & Light industrial	D & E	60db (A)	60	65
		55db (A)	55	60
Heavy industrial	Anytime	70-75db (A)	70-75	70-75

*

7 a.m. - 7 p.m. = Day (D)

7 p.m. - 10 p.m. = Evening (E)

10 p.m. - 7 p.m. = Night (N)

The Neighborhood Sound Environment Goal is based on "Neighborhood ambient sound level" which is the all-encompassing sound associated with a neighborhood, a composite of sounds from many sources near and far, the sound level obtained when the objective sound level is averaged over a period of 15 minutes without inclusion of noise from isolated identifiable sources ...

Policies: 5(a) Recreational programs, facilities and activities designed to expand the local citizens' understanding of any relationship to natural systems will be formulated.

Goal Six: To coordinate relevant activities of all agencies in the Novato Planning Area to maximize recreation benefits for the general public.

Policies: 6(a) A program of joint development and use with the Novato Unified School District will be formulated and implemented.

6(b) A meaningful opportunity should be assured to acquire any publicly controlled lands that may be deemed excess to the entity controlling them.

6(c) All planning bodies and agencies should be aided to ensure that land dedication and acquisitions and development of recreational facilities are in conformance with adopted public plans.

Following is a summary of the separately-adopted Recreation Facilities Plan, copies of which are available at the Novato Parks and Recreation Department.

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NOVATO GENERAL PLAN LAND USE ELEMENT MAP

novato planning department

approved by novato
planning commission
nov. 6, 1972 resol. no. 780
adopted by city council
june 12, 1973
resol. no. 42-73

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